150.0	0001	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,100 /	779,100
					USE VALUE:	779,100 /	779,100
					ASSESSED:	779,100 /	779,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEDY JAMES M
Owner 2:	SHEEDY MONICA M
Owner 3:	
Street 1:	78 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORMLEY MONICA M -
Owner 2:	-
Street 1:	78 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1578 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	335,100		444,000	779,100
Total Card	0.103	335,100		444,000	779,100
Total Parcel	0.103	335,100		444,000	779,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.73 /Parcel: 493.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98575
GIS Ref:
GIS Ref:
Insp Date: 04/14/18

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	335,100	0	4,500.	444,000	779,100		Year end	12/23/2021
2021	101	FV	324,800	0	4,500.	444,000	768,800		Year End Roll	12/10/2020
2020	101	FV	324,800	0	4,500.	444,000	768,800	768,800	Year End Roll	12/18/2019
2019	101	FV	249,100	0	4,500.	416,300	665,400	665,400	Year End Roll	1/3/2019
2018	101	FV	256,900	0	4,500.	344,100	601,000	601,000	Year End Roll	12/20/2017
2017	101	FV	256,900	0	4,500.	316,400	573,300	573,300	Year End Roll	1/3/2017
2016	101	FV	256,900	0	4,500.	288,600	545,500	545,500	Year End	1/4/2016
2015	101	FV	242,600	0	4,500.	283,100	525,700	525,700	Year End Roll	12/11/2014

!11691!

PRINT

Date	Time
12/30/21	12:56:30

LAST REV

Date	Time
05/09/18	13:35:31
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11691

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMLEY MONICA	52267-533		2/20/2009	Family	1	No	No		
CONNELL ETHEL M	44452-111		1/10/2005		509,000	No	No		
CONNELL ETHEL M	42316-84		3/26/2004	Family	10	No	No		
CONNELL PHILIP	35717-259		6/20/2002	Family	10	No	No		
	10334-558		8/14/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2017	1665	Add Bath	24,300	C				
9/23/2008	1177	Manual	4,000					replace fr landing

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	TTL REFUSAL	HS	Hanne S
2/25/2009	Measured	372	PATRIOT
11/22/1999	Meas/Inspect	268	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31539917
Const Adj.:	0.99989998
Adj $ / SQ:	170.985
Other Features:	76304
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411625
Depreciation:	76562
Depreciated Total:	335062

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

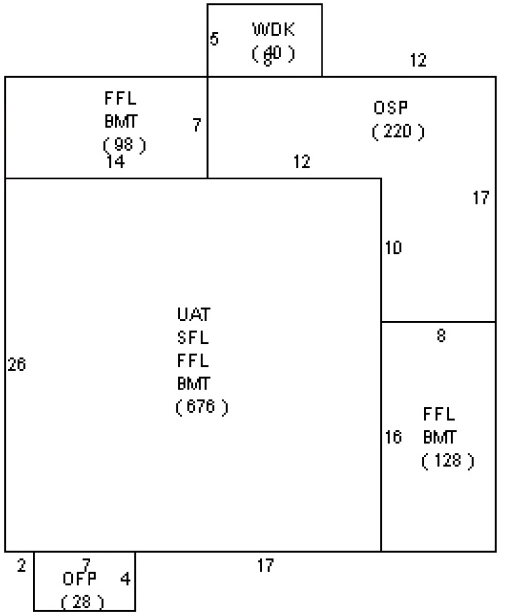
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.98
Special Features:	0	Val/Su Net:	114.10
Final Total:	335100	Val/Su SzAd	212.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	902	51.300	46,268
FFL	First Floor	902	170.980	154,228
SFL	Second Floor	676	170.980	115,586
OSP	Screen Porch	220	26.400	5,807
UAT	Upper Attic	169	68.390	11,559
WDK	Deck	40	16.000	640
OFP	Open Porch	28	44.000	1,232
	Net Sketched Area:	2,937	Total:	335,320
Size Ad	1578	Gross Area	3444	FinArea 1578

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc